

RSMPOC Bartlett Yard Community Workshop - Thursday, March 2nd, 2006

Draft Use & Design Guideline - Group Notes from Community Workshop

Group notes are reflected in the following draft as *Italic* text with each comment identified by group; e.g. “[G1]”. Where there is no comment, the guideline item was accepted.

DRAFT USE & DESIGN GUIDELINES

Connectivity & Neighborhood Structure

A. Access

1. Site access

- All four edges of the site should provide pedestrian access including the use of steps and overlooks. Access locations should build on the existing network of streets and paths.
- *No access through site from Lambert Avenue [G1]*
- *Provide safe access at Guild and Lambert Ave for Highland Park residents wanting to cross diagonally to Washington St. and on to Dudley Sq. [G2]*
- *Be aware that foot access will be necessary for commercial space. [G2]*
- Principal vehicle access into the site should be via Washington and Bartlett Streets.
- Service and truck access should be from Washington St and generally limited to the front of the site.
- *Defiantly some sort of street or through site. Make integrated with neighborhood. [G1]*
- *Some sort of Traffic plan. [G1]*
- *Possibly a shuttle through site [G1]*
- *Access into site through Washington Street and out through Washington street i.e.) horse shoe or rotary [G1]*
- *Be mindful that all loading docks must be in rear of commercial buildings. [G2]*

2. Parking and loading

- Loading areas should be internal to commercial buildings and include screening and landscaping to improve the appearance.
- New development should employ a range of parking solutions including residential driveways, on-street parking, and parking garages. Surface parking lots should be fully landscaped, limited in size, and limited to commercial uses only.
- *Parking depends on density; however parking shouldn't be less than .75-1.5 ratio [G1]*
- *What about parking lots underneath buildings (not an underground lot) [G2]*
- *Commercial parking should be close to Washington St. [G2]*

B. Connectivity

1. Street and roadway network

- New roadways should extend the neighborhood network of streets servicing the area in to the site and reflect the character and scale of adjacent streets.
- *Look for opportunities to improve traffic circulation and widen streets surrounding the Bartlett Yard. [G3]*

2. Pedestrian pathway network

RSMPOC Bartlett Yard Community Workshop - Thursday, March 2nd, 2006

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- New pathways should extend the neighborhood network of pedestrian pathways in to the site connecting the site with the surrounding area.
 - *Provide maintenance management and security for these pathways. [G1]*
- New pathways should be inviting, well light and configured to allow for passive visual supervision. Build on the success of existing area pathways in the Hawthorn & Highland Park neighborhoods.
 - *Street furniture (especially bus shelter (keep warm) appropriate/unique for Washington Street [G1]*

C. Neighborhood Structure

1. Scale of site

- Reduce the scale of the site by introducing new roadways and pathways.
 - *Create a seamless transition through site. [G1]*

2. Edge conditions

- Provide a small green strip (verge) between curbs and sidewalks with tree plantings.
 - *Enhance structure of neighborhood. [G1]*
 - *Clarify characteristics of “green strip” including width and plantings. Consider non fruit-bearing versions of trees native to the old orchards nearby. [G2]*

II. Use & Density

A. Types of uses

1. Commercial uses and character

- Provide for ground floor retail and service business that will compliment new uses of the site and provide for the daily needs of the local community.
 - *Focus on quality of commercial and retail space and businesses. [G2]*
- Noted retail and service uses include: drug store, hardware store, office supply, coffee shop, restaurant, barber shop, dry-cleaners and small grocery store. Other noted commercial uses include: light manufacturing, health clinic, and a community movie theater. Large format (big box) retail is not desired.
 - *Very interested in job creation –opportunity for site to provide light manufacturing possibly i.e.) assisted living. [G1]*
 - *Nothing to huge which would bring noise or trucks through site? [G1]*
 - *Add - shoe repair shop [G3]*
 - *Limited retail that will not compete with Dudley Square Business District. [G3]*
 - *Community and or youth center [G3]*
 - *Light manufacturing seems inappropriate. [G2]*
 - *Preference for wealth generation, job creation, or business incubation emphasizing businesses that pay a living wage. [G2]*
 - *The range of usage should be defined in terms of floor space used for commercial versus housing. [G2]*

2. Housing types and character

RSMPOC Bartlett Yard Community Workshop - Thursday, March 2nd, 2006

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- Provide for a range of residential building and unit types including: senior independent living and assisted living, young professional and family housing.
 - *Recognize existing level of housing affordability already in the community [G3]*
 - *Options for seniors are currently limited in the neighborhood [G2]*
- Focus on residential homeownership but include a mix of rental residential units.
- Provide for mixed income residential ownership and rental properties.
 - *Interest with equity [G1]*
 - *Co-op opportunities [G1]*
 - *Not as dense as the Washington Commons [G1]*

3. Use locations and configurations

- Retail, service, and commercial uses should front on Washington St. and be limited to that area of the site. The most substantial commercial uses should be oriented toward Dudley Square at the corner of Bartlett and Washington Streets.
 - *Consider multi-story commercial structures. [G3]*
- Commercial uses should be integrated into mixed use buildings with residential above.
- New housing should be located on the upper stories of buildings fronting on Washington St and on the sides, rear, and interior of the site.
- Provide row houses with stoops to “mesh” new housing with existing area housing.
 - *Row houses should be just houses or dwellings throughout these guidelines. Housing on Bartlett, Guild and Lambert streets should fit in with the existing neighborhood character. [G2]*

B. Range of densities

1. Street specific conditions

- Washington St: 6-10 story mixed use, residential over retail signature buildings.
- Guild St: 2-3 story row houses with front stoops.
- Lambert St: 2-3 story row houses with front stoops.
- Bartlett St: 2-3 story row houses toward the rear, larger toward the front.
- Site Interior: 6-7 story mixed use buildings with open space.
 - *Washington Street: 4-6 Story (have set backs for higher stories) [G1]*
 - *No drastic contrast in height compared to buildings surrounding the site (keep a balance) [G1]*
 - *Does not desire the “college-town/courtyard” feeling. [G1]*
 - *Washington St: 4-6 story mixed use, residential over retail signature buildings. [G3]*
 - *Site Interior: 4-6 story mixed use buildings with open space. [G3]*
 - *Washington St. 4-6 would be more appropriate for the front and interior of the site. There was some debate over the height of buildings and where they should be, as certain restrictions might not allow developers the freedom they need. [G2]*
 - *This group was concerned with the density of housing (should be less dense) [G2]*

RSMPOC Bartlett Yard Community Workshop - Thursday, March 2nd, 2006

Draft Use & Design Guideline - Group Notes from Community Workshop

2. Site specific conditions

- Taller buildings should be limited to the Washington St. edge and adjacent interior of the site.
 - *Consider shadow and view impacts on abutters. [G2]*
- Building heights should decrease from front to back and as the ground elevation rises.

C. Parking needs and locations

1. Parking needs – housing, commercial and other uses

- Provide for a mix of parking opportunities that recognizes the walk-ability of the neighborhood and access to public transit.
 - *Parking desirable on Washington Street [G1]*
 - *Consider visitor parking [G3]*
- Parking ratios:
 - Residential: 0.75 to 1.5 spaces per unit, less for senior residential units.
 - Commercial: 0.75 to 1.5 spaces per 1000 square feet.
 - Nothing less than .75- 1.5, even with senior living [G1]*

2. Location and access

- Where possible provide adjacent residential unit specific parking. For larger residential buildings provide limited access structured or underground parking.
- Retail parking should be limited and located close to business uses.

3. Characteristics of Parking - driveway, roadway, lots, structured garages

- New development should employ a range of parking solutions including residential driveways, on-street parking, and parking garages. Surface parking lots should be fully landscaped, limited in size, and limited to commercial uses only.
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III. Quality of Life & Sustainability

A. Quality of Life and Environmental conditions

1. Open space

- Use open space as a site organizing element
 - *All open space should have users programs [G3]*
- Provide for a variety of public, shared, and private open spaces specific to new building types and uses (e.g. private yards behind row houses).
- Provide contained play area(s) with play structure(s) suitable for children.

RSMPOC Bartlett Yard Community Workshop - Thursday, March 2nd, 2006

Draft Use & Design Guideline - Group Notes from Community Workshop

- *Have the open space designed to be occupied (i.e. designed for Frisbee, scenic viewing, playground) no flat open un-designed field/space. [G1]*

2. Views, air and water

- Maintain existing and create new view corridors from within and through the site.
- *Consider sunlight, no dark spots [G3]*

3. Site soils and remediation

- Redevelopment of the site must result in the remediation of any on site pollutants.

4. Green building and healthy home standards

- New buildings should be designed and constructed to minimize the adverse environmental and health impacts.
- Developer selection process should value commitments to green building outcomes including LEED Score and a goal of LEED certifiable design and construction.
- New buildings should be ultra-energy efficient so as to reduce the occupant utility expenses and minimize demand impacts on existing utility infrastructure.
- *There should be an emphasis on using high quality building materials and high quality construction. [G2]*

B. Economic sustainability

1. Community economic sustainability

- Job creation should be considered along with potential new uses.
- Recognize homeownership as a means of wealth creation.

2. Economic viability

- New development must remain economically strong over the long term and retain its value over time.

Vision Statement

Craft or select from the following a statement that best captures the group's visions for the redevelopment of the site?

- "Compact Community": mix of homes and apartments with retail and community services. *Compact Community [G2]*
- "Residential Court": variety and range of residential units – no or few other uses.
- "Commercial Center": Office, retail and manufacturing uses, no or little residential uses.
- *Not "compact" or any of the above; suggest "Diverse Mixed Use Community" [G1]*